

COLLEGEVILLE BOROUGH  
COUNCIL MEETING MINUTES  
October 2, 2019

The meeting was called to order at 7PM by Council Vice-President Terrie Stagliano.

ROLL CALL: Council Vice President Terrie Stagliano, President Pro Tem Cathy Kernen, Council Member Louise Tulio, Council Member Hugh Braun, Council Member Gary Hoffmann and Mayor Aidsand Wright-Riggins

Other Present: Solicitor Dan Grieser, Engineer David Leh, Police Chief Bart Bucher, Borough Manager Geoff Thompson and Administrative Assistant Suzanne Robertson. Council President Marion McKinney and Council Member Shannon Spencer attended via phone.

APPROVAL OF MINUTES: **MOTION** to approve the minutes from the September 4, 2019 Council Meeting by Ms. Tulio with a second by Mr. Braun. ***MOTION carries 7-0***

Planning Commission Candidates: Ms. Stagliano stated that Mr. Thompson and Ms. McKinney reviewed the resumes of the 8 applicants for the Planning Commission vacancy. Alex Tweedie and Charles Faulkner's resumes showed the most Planning Commission related experience. Ms. Stagliano stated that Council can vote for a candidate tonight or schedule interviews for the next meeting. She asked if anyone needs more time. Ms. Tulio said she would like more time to review the resumes. Ms. Spencer asked if there is a Planning Commission meeting before the next Council Meeting. Mr. Thompson said that there is one planned this month. Ms. Spencer said that she thinks it needs to be decided tonight so this person can attend that meeting. The point was made that since this position is only until the end of this year, it makes sense it be handled tonight. Mr. Thompson stated that at the next meeting, they will be voting on a land development waiver request. Ms. Kernen said that because both candidates have extensive experience in this area, she feels confident to vote and that either person is completely qualified. Ms. Tulio decided to abstain.

**MOTION** by Ms. Kernen to appoint Alex Tweedie to Planning Commission with a second by Ms. Spencer. ***MOTION carried 6-0***

Royal Farms Final Land Development Plan: Ms. Stagliano said that meeting would go out of order tonight allowing the Royal Farms discussion to start before the Committee Reports. Mr. Grieser stated that the attorney for Royal Farms would do a presentation, Council could then ask questions. After that, it would be open for public discussion and then Council will vote. He went on to explain that there are 6 agenda items: the final land development plan for Royal Farms, approval and acceptance of the abandoned right of way, the borough taking ownership of the abandoned property, the new traffic signals, the storm water permit applications on behalf of the borough and the letters signed by the Manager that state we are an adjoining property owner which are required by PennDOT.

Christen Pionzio introduced herself and gave a brief overview of the history of the project. She stated that PennDOT is close to approving their design for the new Route 29. Final approval is perfunctory at this point. She said that there is nothing new in the plan that has already received preliminary approval.

Ms. Stagliano asked Ms. Pionzio to explain the necessity for abandoning old Rt. 29.

Ms. Stagliano said that the property owner for WW Investment Co. LP. Aka Munro Muffler and his attorney are present and have comments to make. Gary Lewis introduced himself as legal counsel for Joe Pisaro, the principal owner of the property that will be affected by the change on Route 29. He explained that it is their belief that this will hurt them financially. In the new plan, customers will not be able to make a left into their business. This will not only hurt the business but will then lower the value of his property. They claimed to have not been notified until last week about this plan. Mr. Lewis said there has not been due process and that their rights are at stake. He feels they are being discriminated against in

favor of the large developer. He is asking that Council “tap the brakes” and re-evaluate the plan and his client’s rights before approval. Ms. Pionzio said they started the process over 2 years ago contacting all the surrounding properties that are to be affected. She claims that the letter they did receive last week was addressed to the same address they have used all along to notify. Mr. Lewis asked that his letter be admitted in the record.

Ms. Pionzio introduced Matt Hammond, Traffic Engineer with TPD. Mr. Hammond said stated that this project is something that has been discussed between the Borough and PennDOT for 10 years. It is costing Royal Farms \$1.8M to move the road. He said that concessions have been made to provide the least impact to the neighbors on First Ave. It will be easier and safer to drive through this area as a result of this plan. Ms. Stagliano asked if all surrounding owners had been properly notified. Mr. Thompson said there had been at least two Planning Commission meeting notifications as well as the Zoning Hearing Board legal notice. Ms. Stagliano asked if there were questions about this section. Ms. Spencer said that she is having trouble hearing the conversation over the phone. Ms. Kernan asked why Mr. Pisaro had not received all the notifications until the last one. Ms. Pionzio said all the letters went to the same address that Mr. Pisaro confirmed is the correct one. Mayor Wright-Riggins asked if this is the usual procedure. Mr. Grieser stated that the only thing required by law is public notice for meetings. Ms. Stagliano asked if there were any public comments relevant to just the land development plan. No comments.

Resolution No. 2019-12, Approving the Abandonment of Right-of-Way: **MOTION** by Mr. Braun to approve Res. 2019-12, second by Ms. Tulio. ***MOTION approved 6-0. (Ms. Spencer abstained and had to hang up because she could not hear the meeting)***

Resolution No. 2019-13, PADOT Traffic Signal Approval Application, Main St and First Ave.: **MOTION** by Mr. Braun to approve Res. 2019-13, second by Ms. Tulio.

Mr. Hoffman asked either light was changing type. Mr. Hammond showed on screen the position of the lights and said they will be brand new signals and new controller cabinet. The mast arm for the light is planned to be 75 feet – custom – larger than usual. Municipalities do the permits for traffic signals, Penn Dot will maintain them. Mr. Hoffmann asked if there is an incident, who is responsible? Mr. Grieser said the borough. Ms. Stagliano said we have insurance for that occasion. Mr. Braun asked if it will still be no turn on red southbound on 29. Mr. Hammond said that he believes that it is.

***MOTION approved 6-0.***

Resolution No. 2019-14, PADOT Traffic Signal Approval Application, Main St. and 2<sup>nd</sup> Ave.: **MOTION** by Mr. Braun to approve Res. 2019-14, second by Ms. Tulio, ***MOTION approved 6-0.***

Royal Farms Highway Occupancy Permit Application for Stormwater Facilities on Behalf of Collegeville Borough: Ms. Pionzio explained that this application will allow stormwater facilities to be placed within PADOT Right-of-Way. She further explained that Royal Farms will be responsible for maintaining the stormwater facilities. **MOTION** by Mr. Braun to approve the Royal Farms HOP application, second by Ms. Tulio, ***MOTION approved 6-0***

Mr. Grieser said this proposal has gone through preliminary land development in 2018 and mirrors the earlier approval. The applicant has complied with all requirements. He notes that there is one item that the solicitor’s office does not agree with: the bond. Ms. Pionzio requested that a bond be accepted. She stated that the MPC allows for three types of financial security: a cash escrow, a bond, or a letter of credit. She claims it is not up to the borough to choose. She feels that if Royal Farms is offering one of the acceptable choices, that we are required to accept it. They do not want to do the cash or the LOC option

because that will tie up too much of the companies cash that they could be using toward other projects. Royal Farms has a AAA bond rating and they are not going anywhere. They have put a lot of money into this project and will not pull out. Ms. Stagliano stated her concerns: We are a small borough and do not have the money to fight back if something goes wrong. Ms. Pionzio stated that if Royal Farms did abandon the project, all the borough would have to do is stabilize the land. There wouldn't be any other costs. There is not a lot of exposure for the borough. Bonds are permitted in PA, we are entitled to post a bond. Mr. Grieser said that bonds are risky. Mr. Hoffmann stated that no one is too big to fail. Matt said Two Farms has been around for years and has never defaulted. He went on to explain that they own the land and are fully committed to finishing this project. Mr. Braun asked if Royal Farms has ever pulled out of a project. Matt said they had not. He explained that when you do cash escrow, you have to set aside the same amount in another account which ties up double the amount of the escrow. That will strap the company and make them unable to start other projects. Ms. Stagliano said she sees and understands both sides. Ms. McKinney asked if Ms. Pionzio would give a guarantee. She said she would not. There are not 100% guarantees for any project. Ms. Stagliano said that we are so close, is there anything that Royal Farms can do to make us feel more comfortable. Ms. Pionzio and Matt left the room for a private discussion. Ms. Pionzio returned and asked if the borough would accept a \$50K escrow to be used for legal fees should that be necessary along with the bond. Ms. McKinney said she thought that was fair. Mr. Braun asked who Royal Farms uses for bonds. Matt said Lyons Insurance in Delaware. Ms. Spencer said she is having difficulty hearing the conversation. She decided to leave the discussion. Ms. Kernan said she would lean toward less risk for the borough. Mr. Braun asked what risk? It's a piece of land that has been sitting there vacant for the last 30 years!

#### Public comments:

Russell Mitman 362 Carmen Dr: Why does the borough need to be the cash flow for this large company? It's irresponsible for us to try to save money for this company.

Alex Tweedie 316 Colonial Ave: Is there a line item to stabilize the site? Mr. Grieser said no. Mr. Tweedie suggested they set aside funds to stabilize the site, not the litigation. Landscaping will be cheaper than suing.

Michael Finger 330 Sonnet Lane: This is multi-million dollar company. Do we know the P&L for them? Ms. Stagliano said that is not our concern.

Mike Koenig 252 Freeland Dr: Mr. Koenig asked if we would still have this problem if this were WAWA, rather than Royal Farms?

Josh Macel: 11 Clamer Rd: Mr. Macel commented on the financial strength of the bond company.

Ms. Stagliano closed public comments.

**MOTION** to approve Resolution No. 2019-11, the final land development plan for Royal Farms by Mr. Braun with a second by Ms. Tulio. **MOTION carries 4-2**

#### COMMITTEE REPORTS

Budget & Finance: Mr. Thompson noted that the 2020 Budget is 95% complete and that there needs to be a meeting with Council this month to review it. Mr. Thompson asked for a motion to approve for check #3845-3901 and the Treasure's report. **MOTION** to approve by Ms. Tulio with a second by Mr. Braun. **MOTION approved 6-0**

Business Development: Ms. Kernan presented her report.

**Summary of the September 23 Business Development Committee Meeting**

- **Collegeville Borough Council Approves Motion to Hire the Montgomery County Planning Commission to Assist in Creating a Main Street Plan**—At the August BDC Meeting, a motion was made, seconded, and unanimously approved to request that the Borough Finance Committee include a line-item in the 2020 Collegeville Borough budget to enter into a contract with the Montgomery County Planning Commission. The contract, would cost \$12,000 annually, could provide us with cost-effective needed information, such as a Main Street Plan, parking studies, a review of our commercial zoning, or design studies. The Council approved the motion at their September meeting. This request for funding still needs final approval with the 2020 budget at the Council's November meeting.
- **The Council also voted to approve the creation of a Creekside Park** on Borough-owned land on First Ave., just down from the Redner's Shopping Center. The Planning Commission can help us design the park and to apply for grants to develop it.
- **Steel City is Still on Track to Open their Brewery and Tasting Room This Fall** in the garage behind 424 E. Main St. Their restaurant is expected to open in April, 2020.
- **Opening of the Pho Mai Vietnamese Restaurant Delayed Until Later This Fall**—Due to construction delays, Pho Mai will likely not open until November.
- **Troubles End Brewing hopes to open in October** and is working with the Borough on the approvals they need.
- **Providing More Collegeville Residents with Revitalization and Borough News**—Special thanks to Lynne Rodenbough, who has now distributed flyers to all the Borough households that she could access, to let them know how to sign up for the CEDC and Collegeville Borough newsletters.
- **Local Businesses Can Reach Students, Faculty and Staff Directly through a Business Expo on the Ursinus Campus scheduled for Oct. 16th, with a rain date of Oct. 23rd.** This event gives Collegeville businesses the opportunity to promote their businesses to the campus community. The event will run from 10:30am-1:30pm on Olin Plaza. It is hoped that this will become an annual event.
- **Ursinus College's new Commons on Track for 2020 Opening, and will include a Handsome New Gateway.** The new café, bookstore and Admissions Office, which will be built adjacent to the historic red-brick Keigwin Hall, will be open to the community along with faculty, staff, students and alumni. The plans, which also include construction of a new, wide brick entranceway at the site of the current driveway from Main St., are expected to be reviewed by the Borough's Planning Commission at their September meeting and at the Council at their October meeting.
- **The Ursinus U-Imagine Center is Researching the Types of Businesses, Services, Entertainment and Other Qualities** that have contributed to the success of the "50 Best College Towns in America." The Business Development Committee is looking forward to the results of their research, which could help us determine the best types of businesses to attract to our Main Street.
- **Steve Barth of Barth Consulting Group requested that the Montgomery County Planning Commission provide the Business Development Committee with Collegeville's Esri's retail and restaurant marketplace data.** This data will provide us with a comparison between retail sales and consumer spending by industry and a measurement of the gap between supply and demand—which will help us determine the types of businesses that are most needed by area residents.

**Parking Was Also Discussed. Suggestions for Creating Additional Parking for Main Street Businesses Between 4<sup>th</sup> and 5<sup>th</sup> Avenues Include:**

1

- Amending the Borough's parking ordinance so that on-street parking can be counted towards spaces needed for businesses.
- If needed, amend the Borough's parking ordinance to increase the distance for shared lots from 400 to 1,000 feet, or eliminate the distance requirement from the ordinance.
- Request that the borough allow public parking on the Borough Hall lot when it is not needed for Borough, Police, or Fire Co. business.
- Look into whether land could be subdivided and bought to create additional public lots, and to whether costs could be recouped over time through parking fees.

Communications      No report

Community Engagement & Service:



**2019 Collegeville Economic Development Corp. (CEDC)  
and Non-Profit Local Events  
Fall, 2019**

**Sun., Oct. 6--Collegeville Fire Company's 8<sup>th</sup> Annual Hero Run**, 10 a.m. at Collegeville Station, 50 W. 3<sup>rd</sup> Ave., Collegeville. More info and registration <http://www.collegevillefire.org/content/herorun/>

**Thurs., Oct. 10--Tavern Night Party at the Historic Dewees Tavern Museum**, 6 – 9 p.m., 301 W. Main St., Trappe. A lively evening of food, music, and merriment. Tickets are \$40/person and include hearty appetizers, buffet dinner, dessert, and beverages. <https://www.speakershouse.org/tavern-night/>

**Thurs. – Sat., Oct. 3-5, 7:30 p.m., Sun., Oct. 6, 2 p.m.**– “Dinner and a Show” at Ursinus College with local restaurants, **“The Complete History of Ursinus College (abridged).”** A fun, fast-paced entertaining show of the College’s last 150 years. Lenfest Theater, Kaleidoscope Performing Arts Center. <https://www.ursinus.edu/academics/theater-and-dance/current-season/>

**Thurs. – Sat., Oct. 31 – Nov. 2, 7:30 p.m., Sun., Nov. 3, 2 p.m.** – “Dinner and a Show” at Ursinus College with local restaurants, **“Rumors by Neil Simon.”** An uproarious farce! Blackbox Studio Theater, Kaleidoscope Performing Arts Center. <https://www.ursinus.edu/academics/theater-and-dance/current-season/>

**Thurs. – Sat., Nov. 21 – 23, 7:30 p.m.** – “Dinner and a Show” at Ursinus College with local restaurants. **Ursinus College Dance Company: Fall Concert.** The Ursinus dance program takes a look back at the past and celebrates the future with new works by guest artists, alumni and current students. Lenfest Theater, Kaleidoscope Performing Arts Center. <https://www.ursinus.edu/academics/theater-and-dance/current-season/>

**Wed., Oct. 30--Collegeville Rotary Club's Halloween Parade.** Costumed children and pets arrive behind Schrader's AmeriGreen Gas Station from 5:30 p.m. at 460 E. Main St. Costume judging at 6 p.m. by age group. Parade starts at 6:30 p.m. down Collegeville's Main St. to 3<sup>rd</sup> Ave. More info closer to the date at <https://www.collegevillerotary.org/>

**Sat., Oct. 19--Craft Fair at Augustus Lutheran Church**, 8 a.m. to 1 p.m. Indoor craft and vendor show and flea market. 717 West Main St., Trappe <https://pa-vendors.com/events/montgomery-county/trappe-pa-october-craft-show-and-flea-market/>

**Sat., Nov. 23, 2019--Collegeville Rotary Club's 5K Turkey Trot**, 8 a.m. Sign-In, 9 a.m. Start. Collegeville Station, 50 W. Third Ave. Register at <https://collegevillerotary.org/page/5k>

**Wed., Dec. 4, --Trappe Tree Lighting at Speaker's House**, 6:30 p.m., 151 W. Main St., Trappe. A festive evening with caroling and visit from Santa. Donate a non-perishable food item, pet food, or new unwrapped toy. More info [info@speakershouse.org](mailto:info@speakershouse.org) or 610 489 2105.

**Sat., Dec. 7--5 p.m. Collegeville Tree Lighting and Visit from Santa at DaVinci's Restaurant.** Enjoy a complimentary glass of beer or wine, with cookies and hot coco for the kids. Caroling and entertainment, then Santa arrives by Fire Truck. Make reservations to stay for dinner. <https://www.collegevilleddevelopment.org/event-calendar/>

**Sat./Sun. Dec. 7 and 8--Candlelight Tours at the Muhlenberg House.** More info at <http://trappehistoricalsociety.org/>

**Sat., Dec. 14--Christmas Concert at Augustus Lutheran Church.** More info at <http://www.augustustrappe.org/calendar.html>

1

PVRPC: No meeting

CTMA and Public Works: No Report

LPVRS: Ms. Stagliano reported that the contractor is still clearing land for the Interceptor Project.

Parks: Ms. Stagliano said the last concert took place on September 15 and they continue with sidewalk repairs.

Personnel: No report

Planning Commission: Mr. Thompson said there will be a meeting in October to consider a Waiver of Land Development for Ursinus College

Discussion of Snout House Zoning Restrictions: Mr. Grieser noted that the Planning Commission discussed “snout” house regulations. The Planning Commission approved a Motion to recommend that the Borough Council authorize the Solicitor to draft ordinance language that will restrict these type of houses in the borough. **MOTION** by Ms. Tulio to authorize the Solicitor to draft ordinance language to restrict snout homes, second by Ms. Kern. **MOTION carries 6-0**

---

Collegeville Borough Council Minutes

October 2, 2019

Page 5 of 7

Public Safety: Mr. Hoffmann said they discussed an phone app for the borough. They will be looking into it further for feasibility and cost.

Streets, Roads & Lighting: Ms. McKinney said they are gathering salt bids. MOTION to advertise for salt bids by Mr. Braun with a second by Ms. Tulio. MOTION carries 6-0

#### ADMINISTRATIVE REPORTS

Engineer : Mr. Leh reported that during the previous month, activity has occurred on the following projects; 2018 CDBD Project, construction on this project has commenced. Royal Farms, the plan was reviewed by the Planning Commission at their September meeting and a recommendation for Final Plan Approval was received. Third Ave 2040 Grant Project, we will be beginning our design work for this project this month. Ms. Stagliano said that many residents on 3<sup>rd</sup> Ave have told her how happy they are with the new sidewalks.

Solicitor: Mr. Grieser said they have been reviewing the borough's sign ordinance. Ms. Tulio has an issue with telling people what they can display in their yard. Mr. Grieser said our ordinance is outdated. Ms. McKinney noted that she lives in a Ursinus owned property and has been told she is not permitted to display any political signs in the yard. Mr. Grieser stated that he believes that it is up to the owner/HOA as to what can be put on the property. **MOTION** by Ms. McKinney to authorize the Solicitor to draft language to revise and update the Borough's sign ordinance, second by Mr. Hoffmann. **MOTION carries 6-0**

Manager/Zoning Officer: No report

Police: Chief Bucher said the Police Pension MMO came in a little lower than expected. Drug Takeback Day will Saturday, October 26 at Borough Hall. The Chief requested permission to close Main St on October for the annual Halloween Parade. **MOTION** to approve the road closing by Mr. Braun with a second by Ms. Kernan. **MOTION carries 6-0**

Collegeville Fire Company: No report

Trappe Ambulance: No report

Mayor: No report

**MOTION** to approve the Committee Reports by Mr. Braun with a second by Ms. Kernan. **MOTION carries 6-0**

#### PUBLIC DISCUSSION (*Items not on the agenda*)

Russell Mitman 362 Carmen: Mr. Mitman expressed concerns about the process of choosing the new Planning Commission member. He thought all the candidates would be interviewed at this meeting. He doesn't think it is fair that the Manager and Council President get to pick.

Robert Botti 713 Clahor Ave: Mr. Botti added comments to Mr. Braun's thoughts on the no turn on red at Route 29 & Main St. He also had comments about political and other signs in the borough. He wanted to know with new resolution if we will be able to prevent and enforce the signs. Mr. Grieser said he would start with the draft and see where it takes us.

Ms. Stagliano closed public comments.

Consideration of Ordinance No. 2019-597, Commercial Property Inspections: **MOTION** to approve Commercial Property Inspections by Mr. Braun with second by Ms. Kernen. ***MOTION carries 6-0***

Consideration of Resolution No. 2019-14, Authorizing Participation in Phase 3 & 4 of the DVRPC Streetlight Replacement Program: **MOTION** to approve Phase 3 & 4 of the DVRPC Street Light Replacement Program by Mr. Braun with a second by Ms. Kernen. ***MOTION carries 6-0***

MEETING ADJOURNED AT 8:55PM

Respectfully Submitted,

---

Geoffrey Thompson, Secretary